

AGENDA - FINAL
WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular Meeting
Thursday, May 18, 2006 1:00 P.M. Room 255/259
Administration Center, 1320 Pewaukee Road, Waukesha, WI

CALL TO ORDER
CORRESPONDENCE
MEETING APPROVAL
MINUTES
PUBLIC COMMENT
REZONES

- **ZT-1619 (Text Amendments) Town of Mukwonago**
Text amendments to Section 3.08(1), (2) and (3) of the Town of Mukwonago's Zoning Ordinance regarding Conditional Use procedures and terminations.
- **ZT-1620 (Text Amendments) Town of Mukwonago**
Text amendments to the Town of Mukwonago's Zoning Ordinance to repeal and recreate Section 3.04 (2) as it pertains to lots being created which do not abut a public road for the full width requirement.
- **ZT-1621 (Rodney and Lori Scheckel) Town of Mukwonago, Section 14**
Part of the SW ¼ of Section 14, T5N, R18E, Town of Mukwonago. More specifically the parcel is located at W299 S8598 S.T.H. 83.
Request: Rezone from the R-H Rural Home District to the A-1 Agricultural District.
- **CZ-1566 (Flemma Development Group, LLC) Town of Vernon, Section 4**
Part of the SE ¼ of the NW ¼ of Section 4, T5N, R19E, Town of Vernon. More specifically the parcel is located on the west side of C.T.H. "XX" (Oakdale Dr.), northwest of Mill Brook Village Subdivision, approximately 1/8 mile south of the Town of Vernon and Town of Waukesha line.
Request: Rezone from the RRD-5 Rural Residential Density District 5 and C-1 Districts to the R-1 Residential District.

CONDITIONAL USES AND PLAN OF OPERATIONS

- **SCU-1424 (Flemma Development Group, LLC) Town of Vernon, Section 4**
Part of the SE ¼ of the NW ¼ of Section 4, T5N, R19E, Town of Vernon. More specifically the parcel is located on the west side of C.T.H. "XX" (Oakdale Dr.), northwest of Mill Brook Village Subdivision, approximately 1/8 mile south of the Town of Vernon and Town of Waukesha line.
Request: Conditional Use approval for earth-altering activities in conjunction with CZ-1566 to accommodate a subdivision development and replanned house pads.
- **CU-0004 (Dennis Lutynski/Skydance Pet Lodge aka Skydance Kennels) Town of Ottawa, Section 34**
Part of the NW ¼ of Section 34, T6N, R17E, Town of Ottawa. More specifically the property is located at W367 S5519 S.T.H. 67.
Request: Expand the commercial dog kennel operation on the property to include additional kennels, parking, a two story office area and a pool area.
- **PO-06-OTWT-1 (Dennis Lutynski/Skydance Pet Lodge aka Skydance Kennels) Town of Ottawa, Section 34**
Part of the NW ¼ of Section 34, T6N, R17E, Town of Ottawa. More specifically the property is located at W367 S5519 S.T.H. 67.
Request: Site Plan/Plan of Operation in conjunction with CU-0004A to expand the commercial dog kennel operation on the property to include additional kennels, parking, a two-story office area and a pool area.
- **CU-167B (REV Motorsports/Charles Leitermann) Town of Vernon, Section 19**
Part of the NW ¼ of Section 19, T5N, R19E, Town of Vernon. More specifically, the property is located at S90 W27545 National Ave.
Request: Amend an existing Conditional Use to permit a motor sports sales and service operation.
- **PO-06-VNT 6 (REV Motorsports/Charles Leitermann) Town of Vernon, Section 19**
Part of the NW ¼ of Section 19, T5N, R19E, Town of Vernon. More specifically, the property is located at S90 W27545 National Ave.
Request: Site Plan/Plan of Operation in conjunction with CU-167B to permit a motor sports sales and service operation.
- **SCU-1366 (Steve Traudt/Mallard's Land Condominiums) Town of Brookfield, Section 29**
Part of the NW ¼ of Section 29, Town of Brookfield. More specifically, the property is located on the east side of Barker Road, north of the Elite Tennis and Racquetball Club.
Request: Conditional Use approval for the construction of eight condominium units in four buildings.
- **CU-275E (St. Paul's Catholic Church) Town of Genesee, Section 16**
Part of the SW ¼ of Section 16, T6N, R18E, Town of Genesee. More specifically, the property is located at S38 W31602 C.T.H."D".
Request: Conditional Use approval to construct an addition to an existing church.
- **PO-06-GNT-13 (St. Paul's Catholic Church) Town of Genesee, Section 16**
Part of the SW ¼ of Section 16, T6N, R18E, Town of Genesee. More specifically, the property is located at S38 W31602 C.T.H."D".
Request: Site Plan/Plan of Operation in conjunction with CU-275E to construct an addition to an existing church.

MISCELLANEOUS

- **SCS-195A (K C Kettle Ridge Farms) Town of Genesee, Sections 27 and 34**
W302 S5348 S.T.H. 83, located in the SE ¼ of Section 27 and the NE ¼ of Section 34, T6N, R18E, Town of Genesee
Request: Approve the creation of a lot without direct access to a public road.
- **Established Road Right of Way Width Reduction (Venice Beach Road) Town of Summit, Section 24**
Venice Beach Road, located in the NE ¼ of Section 24, T7N, R17E, Town of Summit
Request: Reduce the width of the established road right of way of Venice Beach Rd. from 66 ft. to 50 ft.
- **Established Road Right of Way Width Reduction (Lake Drive) Town of Eagle, Section 35**
Lake Drive, located in the NE ¼ of Sec. 35, Town of Eagle, located east of a street platted as Hotel Dr. in the Plat of W.H. Tuohy's Subdivision and the south line of the subdivision plat of Eagle Springs Addition.
Request: Reduce the width of the established road right of way of Lake Dr., located in the NE ¼ of Section 35, T5N, R17E, Town of Eagle, from 66 ft. to 20 ft.
- **(J.B.J. Development Company) Town of Brookfield, Section 29**
Part of the NE ¼ of the SW ¼ of Section 29, Town of Brookfield
Request: Year 2006 Waukesha County Development Plan amendment. The Waukesha County Board of Supervisors, at their meeting of March 28, 2006, referred the matter back to the Park and Planning Commission for clarification regarding issues raised from nearby residents.
- **(Douglas Kincaid) Towns of Mukwonago and Genesee, Sections 3 and 34**
Part of the NW ¼ of the NW ¼ of Section 3, Town of Mukwonago and the SW ¼ of Section 34, Town of Genesee
Request: Waiver under Section 9 of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, from the definition of a minor land division, which requires that the residual parcel be located on the Certified Survey Map.

ADJOURNMENT

Ellen Gennrich, Vice-Chairperson

Park and Planning Commission

May 18, 2006

(The Staff Report and Recommendation's for the issues listed above are available upon request. For information, please call (262) 548-7790)